

FEE \$	10.00
TCP \$	1539.00
SIF \$	400.00

**PLANNING CLEARANCE**  
 (Single Family Residential and Accessory Structures)  
**Community Development Department**

BLDG PERMIT NO. \_\_\_\_\_

Building Address 597 BEHAVEN WAY  
 Parcel No. 2943-071-00-005  
 Subdivision Belhaven  
 Filing 1 Block 2 Lot 5

No. of Existing Bldgs \_\_\_\_\_ No. Proposed 1  
 Sq. Ft. of Existing Bldgs \_\_\_\_\_ Sq. Ft. Proposed 1599 #  
 Sq. Ft. of Lot / Parcel 3411 #  
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface  
 (Total Existing & Proposed) 1599 #  
 Height of Proposed Structure 19'

**OWNER INFORMATION:**

Name Belhaven LLC  
 Address 2350 G Road  
 City / State / Zip Grand Junction, CO 81505

**DESCRIPTION OF WORK & INTENDED USE:**

- New Single Family Home (\*check type below)
- Interior Remodel  Addition
- Other (please specify): \_\_\_\_\_

**APPLICANT INFORMATION:**

Name Sonshine II  
 Address 2350 G Road  
 City / State / Zip Grand Junction, CO 81505  
 Telephone \_\_\_\_\_

**\*TYPE OF HOME PROPOSED:**

- Site Built  Manufactured Home (UBC)
- Manufactured Home (HUD)
- Other (please specify): \_\_\_\_\_

NOTES: \_\_\_\_\_

**REQUIRED: One plot plan, on 8 1/2" x 11" paper, showing all existing & proposed structure location(s), parking, setbacks to all property lines, ingress/egress to the property, driveway location & width & all easements & rights-of-way which abut the parcel.**

THIS SECTION TO BE COMPLETED BY COMMUNITY DEVELOPMENT DEPARTMENT STAFF			
ZONE <u>RMF-8</u>	Maximum coverage of lot by structures <u>70%</u>		
SETBACKS: Front <u>20'</u> from property line (PL)	Permanent Foundation Required: YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>		
Side <u>5'</u> from PL Rear <u>10'</u> from PL	Parking Requirement <u>2</u>		
Maximum Height of Structure(s) <u>35'</u>	Special Conditions _____		
Voting District <u>D</u>	Driveway Location Approval <u>TRAD</u> (Engineer's Initials)		

Modifications to this Planning Clearance must be approved, in writing, by the Community Development Department. The structure authorized by this application cannot be occupied until a final inspection has been completed and a Certificate of Occupancy has been issued, if applicable, by the Building Department (Section 305, Uniform Building Code).

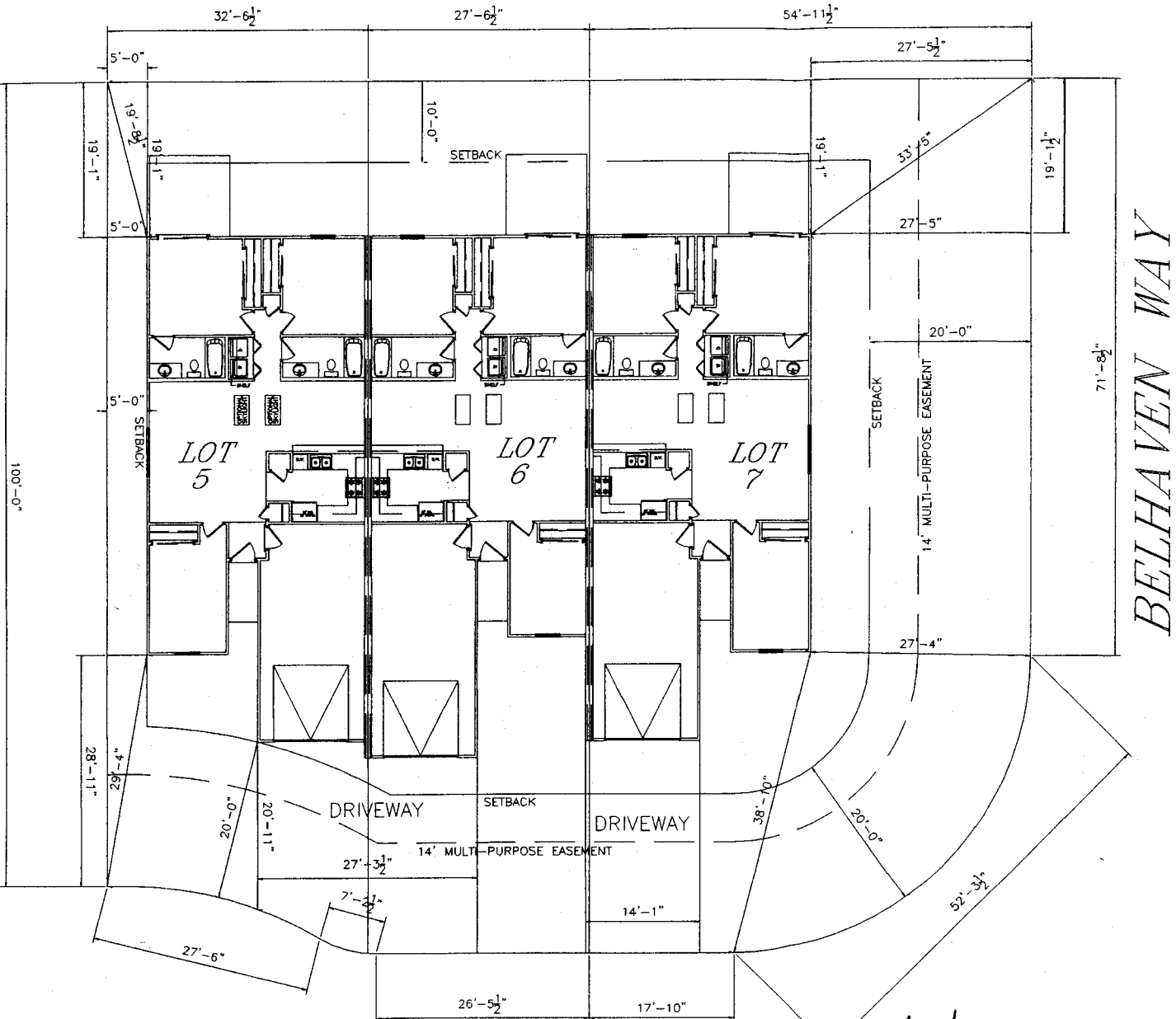
I hereby acknowledge that I have read this application and the information is correct; I agree to comply with any and all codes, ordinances, laws, regulations or restrictions which apply to the project. I understand that failure to comply shall result in legal action, which may include but not necessarily be limited to non-use of the building(s).

Applicant Signature D. McKee Date 12/21/05  
 Department Approval NA (Gary Hall) Date \_\_\_\_\_

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	W/O NO <input type="checkbox"/>
Utility Accounting <u>Kate Elsberry</u>	Date <u>4/16/06</u>	<u>Paid @ CGV</u>	

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 2.2.C.1 Grand Junction Zoning & Development Code)  
 (White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

IFY ALL DETAILS  
 ERS ACCEPTANCE OF THESE TERMS.  
 ? WISE NOTED.  
 AENTS.  
 SEPARATE DRAWINGS BY OTHERS



BELHAVEN WAY

416104

ACCEPTED NAC *Jaye Hall*  
 ANY CHANGE OF SETBACKS MUST BE  
 APPROVED BY THE PLANNING  
 DEPARTMENT. THE ARTS  
 RESOURCES DIVISION WILL  
 LOCATE AND IDENTIFY EASEMENTS  
 AND PROPERTY LINES.

*OK*  
*JAYE HALL*  
 3-22-04

UNIT INFORMATION	
UNIT NUMBER	6
FLOOR	2
APARTMENT	?
GROSS SQ. FT.	392 SF
TOTAL SQ. FT.	1153 SF
HAS BEEN ADJUSTED FROM INITIAL PLAT PLAN	

UNIT INFORMATION	
LOT NUMBER	7
BLOCK NUMBER	2
STREET ADDRESS	?
GARAGE SQ. FT.	365 SF
LIVING SQ. FT.	1173 SF
LOT SIZE	5675 SF

SCALE: 1" = 20'-0"